

# Government of the District of Columbia

## ZONING COMMISSION



Z.C. ORDER NO. 677

Cases No. 90-20F/87-4P and 90-21M/77-25

(PUD & Map @ Fort McNair, S.W. and Lafayette Center, N.W.)

October 18, 1990

At its regular monthly meeting on October 15, 1990, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

### Case No. 90-20F/87-4P

ANC-2D

This is the application from Riverside Associates Limited Partnership requesting review and approval of a final Planned Unit Development (PUD) and change of zoning from W-1/W-3 to CR for Square 602, lot 801 (the entire square) located at 2nd and R Streets, S.W., adjacent to the east boundary of Fort McNair .

By Z.C. Order No. 623 adopted July 6, 1989, the Zoning Commission for the District of Columbia granted first-stage approval for the PUD. The applicants seek final PUD approval to enable them to construct a mixed-use development that would include approximately 1.4 million square feet of office/commercial uses and 700,000 square feet of residential use.

The project would have a maximum height of 110 feet, with the western part of the residential development scaled back to 40 feet in height, a floor area ratio (FAR) of 5.5; lot occupancy not to exceed 75%; and 2,150 below-grade parking spaces.

### Case No. 90-21M/77-25

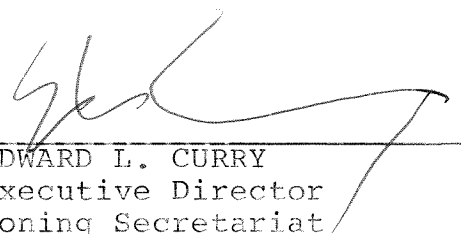
ANC-2A

This is an application from 1120 Twentieth Street Associates requesting a modification to a previously approved PUD located in Square 100, Lot 116, at 1120 - 20th Street, N.W.; (Z.C. Order No. 189, adopted November 11, 1977).

Z.C. ORDER NO. 677  
CASES NO. 90-20F/87-4P &  
90-21M/77-25  
PAGE 2

The applicant seeks the modification to allow construction of a greenhouse-like structure to enclose 15-20 of the outdoor tables.

It is therefore hereby ordered that Z.C. Cases No. 90-20F/87-4P and 90-21M/77-25 be scheduled for public hearing. Notices of public hearings for these cases will be forthcoming.



EDWARD L. CURRY  
Executive Director  
Zoning Secretariat

zcorder677/EB66